

Introduced \_\_\_\_\_  
Public hearing \_\_\_\_\_  
Council action \_\_\_\_\_  
Executive action \_\_\_\_\_  
Effective date \_\_\_\_\_

## County Council of Howard County, Maryland

2010 Legislative Session

Legislative day # 4

### BILL NO. 15 - 2010

Introduced by: Mary Kay Sigaty, Calvin Ball, Jenifer Terrasa, and Courtney Watson

**AN ACT** amending the Howard County Code to require that the Design Advisory Panel review and provide advice on Downtown Columbia Revitalization, under certain circumstances; requiring that the Panel consider the Columbia Downtown-wide Design Guidelines and Downtown Neighborhood Design Guidelines when reviewing certain types of development plans; allowing the County Council and the Planning Board to consider the Panel's recommendations when taking certain actions; and generally relating to the Design Advisory Panel.

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Introduced and read first time \_\_\_\_\_, 2010. Ordered posted and hearing scheduled.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on \_\_\_\_\_, 2010 and concluded on \_\_\_\_\_, 2010.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

This Bill was read the third time \_\_\_\_\_, 2010 and Passed\_\_\_\_, Passed with amendments\_\_\_\_, Failed\_\_\_\_.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this \_\_\_\_\_ day of \_\_\_\_\_, 2010 at \_\_\_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Stephen M. LeGendre, Administrator to the County Council

Approved/vetoed by the County Executive on \_\_\_\_\_, 2010.

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Ken Ulman , County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.  
~~Strikeout~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that*  
2 *Section 16.1500 “Short title; purpose”, Section 16.1501 “Applicability.”, Section 16.1503*  
3 *“Guidelines and principles.”, Section 16.1504 “Review required; recommendations;*  
4 *condition of decision.”, of Subtitle 15 “Design Advisory Panel”, of Title 16 “Planning,*  
5 *Zoning and Subdivision and Land Development Regulations”, of the Howard County Code*  
6 *are hereby amended to read as follows:*

7  
8 **Title 16. Planning, Zoning and Subdivisions and Land Development Regulations**  
9 **Subtitle 15. Design Advisory Panel**

10  
11 **Sec. 16.1500. Short title; purpose.**

12  
13 (a) *Short Title.* This subtitle shall be known as the Design Advisory Panel Act.

14  
15 (b) *Purpose.* There shall be a Howard County Design Advisory Panel ("panel") in order  
16 to:

17  
18 (1) Provide expert advice to the Director of the Department of Planning and Zoning  
19 regarding plans for new development and redevelopment in designated areas where  
20 there is a design manual that is adopted by the County Council [[including without  
21 limitation, the U.S. Route 1 Corridor]] or in age-restricted adult housing permitted  
22 by conditional use;

23  
24 (2) Provide expert advice to the Zoning Board and the Planning Board regarding  
25 plans for [[new]] NEW Town Village Center Redevelopments in which Village  
26 Center Boundaries have been proposed by a property owner or established by the  
27 Zoning Board or by the County Council; [[and]]

28  
29 (3) PROVIDE EXPERT ADVICE FOR DOWNTOWN COLUMBIA REVITALIZATION TO:  
30

1           A. THE COUNTY COUNCIL IN ADOPTING DOWNTOWN-WIDE DESIGN GUIDELINES  
2           FOR USE IN THE DOWNTOWN COLUMBIA REVITALIZATION PROCESS;

3  
4           B. THE PLANNING BOARD REGARDING THE CONSISTENCY OF THE DOWNTOWN  
5           NEIGHBORHOOD DESIGN GUIDELINES TO THE DOWNTOWN-WIDE DESIGN  
6           GUIDELINES;

7  
8           C. THE PLANNING BOARD REGARDING THE CONSISTENCY OF THE SITE  
9           DEVELOPMENT PLANS SUBMITTED FOR APPROVAL IN THE DOWNTOWN  
10          COLUMBIA REVITALIZATION PROCESS TO THE NEIGHBORHOOD DESIGN  
11          GUIDELINES; AND

12  
13    ([[3]]) 4)   Encourage excellence in architecture and site design, to improve design  
14                  compatibility with surrounding development, to promote revitalization, and to  
15                  enhance property values.

16  
17  
18    **Sec. 16.1501. Applicability.**

19  
20    The Design Advisory Panel shall review and provide design advice for new development and  
21    redevelopment projects:

22          (a) On parcels located the U.S. Route 1 Corridor that are zoned CE, CAC, OR TOD, or  
23                  that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design  
24                  Manual;

25  
26          (b) On parcels on which age-restricted adult housing is to be constructed pursuant to a  
27                  conditional use; [[and]]

28  
29          (c) On redevelopment parcels located in [[new]] NEW Town Village Centers with

1 boundaries proposed by a property owner or established by the Zoning Board or  
2 County Council[.]; AND

3 (d) ON PARCELS IN THE DOWNTOWN COLUMBIA REVITALIZATION PROCESS.  
4  
5

6 **Sec. 16.1503. Guidelines and principles.**  
7

8 The panel is to apply [[architectural]] ARCHITECTURAL, landscape architecture, and urban  
9 design principles in order to achieve the following objectives in a proposed plan:  
10

11 (a) *Site planning* which creates attractive visual and functional relationships of the on-site  
12 design elements and between the site and the surrounding area;  
13

14 (b) *Buildings and other structures* which are spatially and visually integrated into and  
15 suitable for the site and surrounding area;  
16

17 (c) *Architectural features* which articulate the structures, create an identity for the  
18 development while being in harmony with the adjacent and surrounding built environment,  
19 and are consistent with the:  
20

- 21 (1) Design requirements of the Route 1 Manual;
- 22 (2) Criteria of a conditional use, as applicable; [[or]]
- 23 (3) New Town Village Center design guidelines, as applicable;
- 24 (4) DOWNTOWN-WIDE DESIGN GUIDELINES, AS APPLICABLE; OR
- 25 (5) DOWNTOWN NEIGHBORHOOD DESIGN GUIDELINES, AS APPLICABLE;  
26

27 (d) *Open space* which provides visual functional integration of the streetscape, public  
28 spaces, and pedestrian connections and transportation connections;  
29

(e) *Landscaping* which enhances the architectural and site design, works with the natural features of the site, provides adequate screening, and defines spaces on the site; and

(f) Design objectives in the Route 1 Manual, compatibility criteria for age-restricted adult housing set forth in Section 131.N.1 of the Howard County Zoning Regulations, [[or]] the design guidelines for the appropriate [[new]] NEW Town Village Center, OR THE DOWNTOWN-WIDE DESIGN GUIDELINES OR THE DOWNTOWN NEIGHBORHOOD DESIGN GUIDELINES FOR DOWNTOWN COLUMBIA REVITALIZATION.

**Sec. 16.1504. Review required; recommendations; condition of decision.**

(a) *Recommendations.* The panel shall make recommendations consistent with the Route 1 Manual, compatibility criteria for age-restricted adult housing, [[or new]] NEW Town Village Center design guidelines OR DOWNTOWN-WIDE DESIGN GUIDELINES OR DOWNTOWN NEIGHBORHOOD DESIGN GUIDELINES FOR DOWNTOWN COLUMBIA REVITALIZATION regarding:

- (1) The design for buildings, vehicular circulation and access, pedestrian access and linkages, parking, loading, dumpsters, exterior mechanical units, existing trees, landscaping, and walls and fences;
- (2) Building scale and massing in relation to and compatible with the surrounding area;;
- (3) Building architectural style, materials, entrances, windows, roof design, and colors;
- (4) Open space on the site including pathways, public spaces, amenity areas, and similar features;
- (5) The design of exterior lighting devices and potential disturbances to the public and adjacent properties; and
- (6) The location, size, and design of the exterior signs.

(b) *Director May Consider Recommendations.* The Director of the Department of Planning and Zoning may consider the panel's recommendations in making a final decision on a plan or as a condition of plan approval in connection with those matters included in

1 subsection (a) of this section based on design requirements contained in the Route 1 Manual.

2  
3 (c) *Hearing Authority May Consider Recommendations.* The hearing authority may  
4 consider the panel's recommendations in making a final decision on a conditional use or as a  
5 condition of conditional use approval for age-restricted adult housing in connection with those  
6 matters included in subsection (a) of this section based on the guidelines and principles set  
7 forth in section 16.1503 of this subtitle.

8  
9 (d) *Zoning Board and Planning Board May Consider Recommendations.* The Zoning  
10 Board and Planning Board may consider the panel's recommendations in making a final  
11 decision on a Village Center Redevelopment Plan or as a condition of plan approval in  
12 connection with those matters included in subsection (a) of this section based on the  
13 appropriate [[new]] NEW Town Village Center design guidelines.

14  
15 (E) *COUNTY COUNCIL MAY CONSIDER RECOMMENDATIONS.* THE COUNTY COUNCIL MAY  
16 CONSIDER THE PANEL'S RECOMMENDATIONS IN ADOPTING THE DOWNTOWN-WIDE DESIGN  
17 GUIDELINES FOR USE IN THE DOWNTOWN COLUMBIA REVITALIZATION PROCESS.

18  
19 (F) *PLANNING BOARD MAY CONSIDER RECOMMENDATIONS.* THE PLANNING BOARD MAY  
20 CONSIDER THE PANEL'S RECOMMENDATIONS IN MAKING A FINAL DECISION ON NEIGHBORHOOD  
21 DESIGN GUIDELINES AND SITE DEVELOPMENT PLAN APPROVALS FOR DOWNTOWN COLUMBIA  
22 REVITALIZATION.

23  
24 ***Section 2. Be it further enacted*** by the County Council of Howard County, Maryland, that  
25 *this Act shall become effective 61 days after its enactment.*